
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1617 Riggs Place, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	December 18, 2014	X Alteration
H.P.A. Number:	14-723	New Construction
Staff Reviewer:	Kim Elliott	Demolition
		Subdivision

Architect Jon Linam, representing the owner, seeks conceptual design review for construction of a three story rear addition and roof deck on a three-story row house in the Dupont Circle Historic District.

Proposal

The three story addition would be constructed at the rear of a three story brick rowhouse built in 1889 and designed by architect Harvey Page.

Evaluation and Recommendation

The architect has been working closely with HPO and the neighbors to modify an earlier design. With the current proposal the addition would be the same height as the existing house and project 11'-6" to the rear. This alley includes a variety of building types, sizes, and projections so the row does not have a strong sense of consistency. The addition is minimal in footprint, not visible from the street, and does not impact the character of the historic district.

With four new mechanical units on the roof, it is recommended that the architect consider materials and screening to minimize sight lines and noise of units in consideration of neighbors. Also, with this conversion to multiple units, the architect will need to place the utility meters in an unobtrusive location consistent with the Board's guidelines.

The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act and delegate further review to staff, in consideration of the comments above.